

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
JANUARY 5, 2005 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Jack Heaton, Joan Tupin Crites, John Hatter, Pat Zeigler, Rob Kittle, Rick Colglazier, Tom King, and John DeLap.

Members Absent: Dave Bonnell and Steve Ruble.

Staff Present: Jeff Bergman, Heather Pope, Sondra Bohn, Laura Thayer, Thom Weintraut, Sherrie Grable and Alan Whitted (Deputy City Attorney).

Mayor Fred Armstrong swore in new Plan Commission member, Tom King, who will be serving a four-year term on the Commission.

CONSENT AGENDA

Minutes of the December 1, 2004 meeting.

Motion: Ms. Tupin-Crites made a motion to approve the minutes. Mr. DeLap seconded the motion and it carried unanimously.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

PUDF-04-07: A petition by Centra Credit Union for detailed PUD approval for a site of approximately 1.27 acres, located on the southeast corner of Jonathan Moore Pike (State Road 46 West) and Carr Hill Road, to allow construction of a new banking facility.

Ms. Pope presented the staff report on this request.

Mr. Richard Wuest and Michael D. Christensen with Hendon Redmond Company represented the petitioners.

Mr. Wuest stated that it was their intent to come before Plan Commission fully prepared by working with staff and to provide the necessary documents for the filing to be in compliance. He stated that the lack of a monument sign would not be an issue and they were in agreement with the staff regarding the proposed signage.

Ms. Zeigler expressed her appreciation to the petitioners for all their preparation, especially the lighting chart. She stated she liked the idea of the parking and drive up windows on the backside of the property and the proposed signage.

Mr. Colglazier asked about the traffic pattern of the drive-up windows. Mr. Wuest stated it was a head-on configuration and the lot size usually dictates that. He stated the tellers observe

the traffic coming toward them. Ms. Tupin-Crites asked if there would be signage on the ground that would give directions for the vehicles moving out of their lane. Mr. Wuest said there would be a painted sign on the pavement for directing traffic and there would be sufficient room to maneuver when exiting the lanes.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Fisher asked if any Plan Commission member had concerns about tree removal along Carr Hill Road. There was no comment from any member on the Commission.

Mr. Bergman stated that when the staff report was printed there were a couple of outstanding issues. They have been resolved. Staff would recommend approval of this request as presented and without Landscape Review Committee's review.

Motion: Ms. Tupin-Crites made a motion to approve this request as presented and without Landscape Review Committee's review. Mr. DeLap seconded the motion and it carried with a vote of 9-0.

Mr. Bergman stated that this request would be forwarded to the Front Door Committee for review. A meeting has been set for January 12, 2005 at 2:00 p.m. in the City Council Chambers.

DISCUSSION ITEMS

Mr. Dave Fisher welcomed Tom King as the new member of the Plan Commission. He thanked Ms. Todd for serving on the Commission the past four years.

Mr. Fisher stated that he thought the public would expect Plan Commission members to be consistent and be prepared by reading the packets before the meetings and visiting the sites that are on the agenda if necessary. Mr. Fisher stated that it was important for the Board to treat the public with respect, ask questions regarding the petitions, to participate in the meeting, and inform the petitioner the reason for not supporting their request.

Mr. Fisher also shared some of his priorities and goals as Plan Commission President.

Jack Heaton, Jeff Bergman and Steve Ruble were nominated to serve on the 2005 Columbus Plat Committee. Steve Rucker and Laura Thayer were nominated as alternates.

Marcus Hurley and Laura Thayer were nominated to serve as 2005 Columbus Board of Zoning Appeals Hearing Officers.

The appointment of the 2005 County Plan Commission Liaison was scheduled for the February 1, 2005 meeting.

Nic Rush was nominated to serve as the 2005 Landscape Review Committee Alternate member.

Ms. Zeigler made a motion to approve the nominations as presented. Mr. DeLap second the motion and it carried unanimously.

Mr. Bergman introduced Sherrie Grable, a new staff member in the Planning Department.

Mr. Bergman stated Tiffany Strait has accepted the Senior Planner position and will start work January 10, 2005.

Mr. Bergman said the Annual Report for 2005 has been submitted to the Mayor and after it is finalized, it will be distributed to all Plan Commission members.

Mr. Bergman stated that there would be a Joint City & County Plan Commission meeting sometime in February 2005.

Mr. Bergman said there would be a Video Seminary Series, presented by the Indiana Land Resources Council, Wednesday, January 26, 2005 at 7:00 p.m. at the IUPUC Campus, 4601 Central Ave., Columbus, IN. The session would be "Welcome to the Plan Commission and BZA". He encouraged each member to attend.

REPORTS & RECOMMENDATIONS

DIRECTOR'S REPORT

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 5:00 P.M.